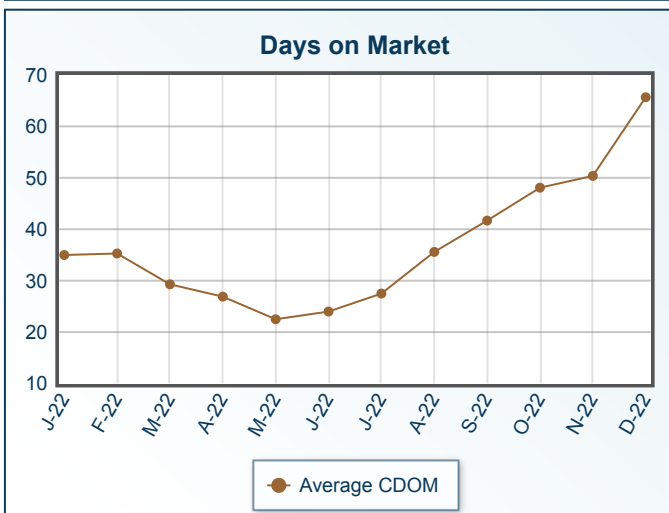
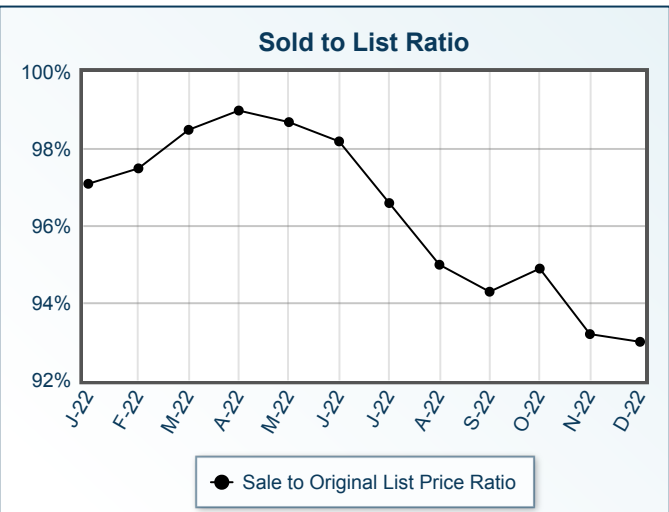
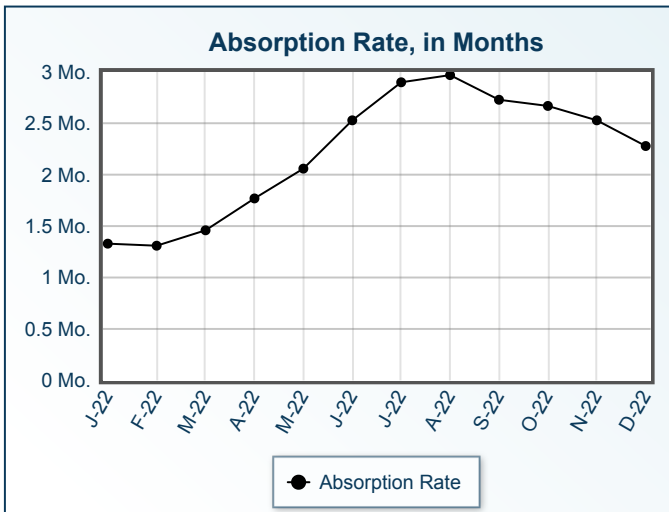
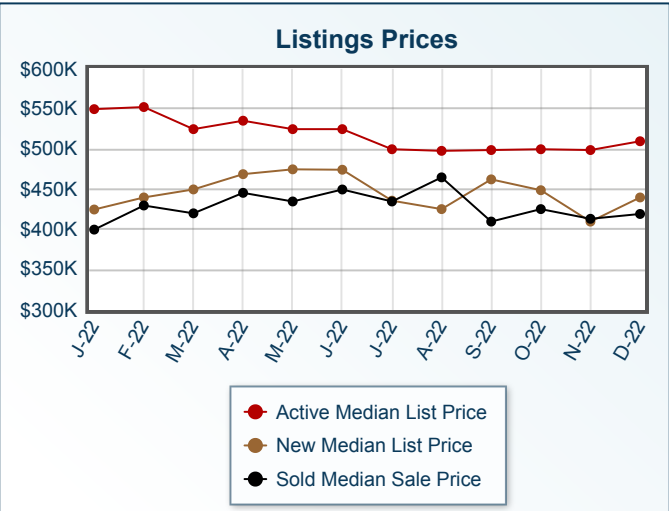
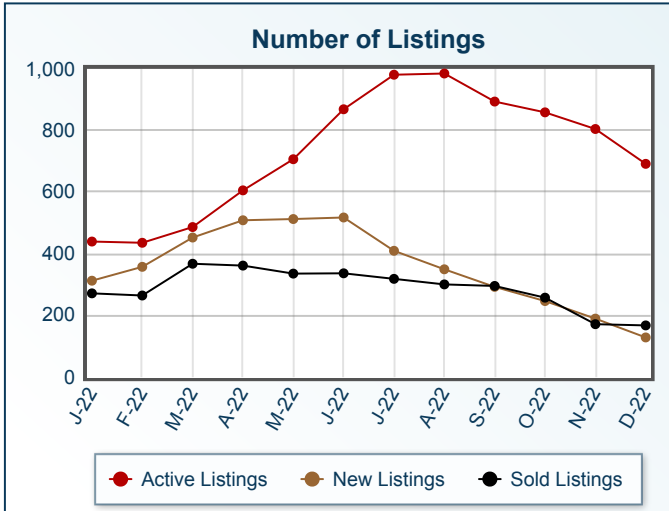


Market Summary

Jackson Co Residential, December 2022



Summary Statistics						
	Dec-22	Dec-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.28	1.65	38.18	2.21	1.51	46.36
Average List Price	\$710,971	\$671,381	5.90	\$553,952	\$511,629	8.27
Median List Price	\$509,950	\$510,000	-0.01	\$450,000	\$420,000	7.14
Average Sale Price	\$466,501	\$469,490	-0.64	\$488,595	\$463,841	5.34
Median Sale Price	\$419,450	\$410,000	2.30	\$430,000	\$400,000	7.50
Average CDOM	65	28	132.14	34	24	41.67
Median CDOM	45	12	275.00	14	7	100.00

Sold Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	3	5
100,000-149,999	3	1	200.0	16	30	-46.7
150,000-199,999	1	9	-88.9	42	73	-42.5
200,000-249,999	12	13	-7.7	87	175	-50.3
250,000-299,999	13	21	-38.1	250	411	-39.2
300,000-349,999	25	59	-57.6	440	631	-30.3
350,000-399,999	24	52	-53.8	563	612	-8.0
400,000-449,999	19	44	-56.8	498	507	-1.8
450,000-499,999	18	33	-45.5	338	341	-0.9
500,000-549,999	19	33	-42.4	267	251	6.4
550,000-599,999	5	19	-73.7	237	210	12.9
600,000-649,999	8	19	-57.9	163	164	-0.6
650,000-699,999	4	15	-73.3	117	121	-3.3
700,000-749,999	2	8	-75.0	101	87	16.1
750,000-799,999	1	5	-80.0	72	78	-7.7
800,000-849,999	4	4	0.0	59	46	28.3
850,000-899,999	2	5	-60.0	46	41	12.2
900,000-949,999	1	3	-66.7	25	27	-7.4
950,000-999,999	2	0	N/A	18	23	-21.7
1,000,000-1,099,999	1	2	-50.0	15	16	-6.2
1,100,000-1,199,999	2	2	0.0	28	25	12.0
1,200,000-1,299,999	0	0	0.0	25	21	19.0
1,300,000-1,399,999	1	3	-66.7	17	21	-19.0
1,400,000-1,499,999	0	0	0.0	9	7	28.6
1,500,000-1,599,999	0	0	0.0	2	8	-75.0
1,600,000-1,699,999	0	1	-100.0	2	5	-60.0
1,700,000-1,799,999	0	1	-100.0	2	4	-50.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	2	4	-50.0
2,000,000-2,249,999	1	0	N/A	3	7	-57.1
2,250,000-2,499,999	0	0	0.0	3	3	0.0
2,500,000-2,749,999	0	0	0.0	0	3	-100.0
2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	168	352	-52.3	3454	3959	-12.8

Pending Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	2	5
100,000-149,999	0	3	-100.0	11	26	-57.7
150,000-199,999	1	5	-80.0	34	69	-50.7
200,000-249,999	4	3	33.3	86	151	-43.0
250,000-299,999	17	22	-22.7	247	427	-42.2
300,000-349,999	19	37	-48.6	391	600	-34.8
350,000-399,999	21	48	-56.2	533	659	-19.1
400,000-449,999	14	35	-60.0	437	493	-11.4
450,000-499,999	18	26	-30.8	347	370	-6.2
500,000-549,999	10	18	-44.4	224	228	-1.8
550,000-599,999	10	11	-9.1	273	226	20.8
600,000-649,999	11	7	57.1	137	139	-1.4
650,000-699,999	10	9	11.1	127	136	-6.6
700,000-749,999	1	5	-80.0	83	77	7.8
750,000-799,999	5	9	-44.4	88	95	-7.4
800,000-849,999	3	3	0.0	44	36	22.2
850,000-899,999	1	2	-50.0	54	58	-6.9
900,000-949,999	0	0	0.0	18	22	-18.2
950,000-999,999	0	1	-100.0	20	21	-4.8
1,000,000-1,099,999	1	0	N/A	17	13	30.8
1,100,000-1,199,999	3	0	N/A	24	18	33.3
1,200,000-1,299,999	0	2	-100.0	27	26	3.8
1,300,000-1,399,999	0	3	-100.0	16	26	-38.5
1,400,000-1,499,999	0	1	-100.0	6	9	-33.3
1,500,000-1,599,999	0	0	0.0	3	9	-66.7
1,600,000-1,699,999	0	0	0.0	4	5	-20.0
1,700,000-1,799,999	0	2	-100.0	1	5	-80.0
1,800,000-1,899,999	0	0	0.0	2	1	100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	3	3	0.0
2,250,000-2,499,999	1	0	N/A	5	8	-37.5
2,500,000-2,749,999	0	0	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	0	2	-100.0
3,000,000-3,249,999	0	0	0.0	0	2	-100.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	1	0	N/A	1	0	N/A
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	0	0	0.0	0	0	0.0
Totals	151	252	-40.1	3269	3968	-17.6

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg		2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	0	N/A	5	6		-16.7	0-99,999	1	0	N/A	5
100,000-149,999	3	4	-25.0	18	39	-53.8	100,000-149,999	0	0	0.0	15	30	-50.0
150,000-199,999	6	8	-25.0	52	86	-39.5	150,000-199,999	1	3	-66.7	45	77	-41.6
200,000-249,999	18	12	50.0	121	187	-35.3	200,000-249,999	6	3	100.0	110	172	-36.0
250,000-299,999	47	30	56.7	333	487	-31.6	250,000-299,999	15	15	0.0	308	457	-32.6
300,000-349,999	56	48	16.7	500	673	-25.7	300,000-349,999	15	28	-46.4	461	636	-27.5
350,000-399,999	79	67	17.9	717	789	-9.1	350,000-399,999	14	39	-64.1	669	760	-12.0
400,000-449,999	66	56	17.9	578	582	-0.7	400,000-449,999	14	25	-44.0	531	557	-4.7
450,000-499,999	62	41	51.2	498	473	5.3	450,000-499,999	12	25	-52.0	460	455	1.1
500,000-549,999	41	38	7.9	315	280	12.5	500,000-549,999	7	13	-46.2	288	266	8.3
550,000-599,999	48	40	20.0	381	317	20.2	550,000-599,999	9	18	-50.0	341	294	16.0
600,000-649,999	31	18	72.2	198	188	5.3	600,000-649,999	8	11	-27.3	178	174	2.3
650,000-699,999	44	24	83.3	211	189	11.6	650,000-699,999	4	7	-42.9	189	166	13.9
700,000-749,999	19	15	26.7	126	105	20.0	700,000-749,999	4	6	-33.3	112	94	19.1
750,000-799,999	30	23	30.4	144	142	1.4	750,000-799,999	5	4	25.0	122	132	-7.6
800,000-849,999	15	11	36.4	73	52	40.4	800,000-849,999	2	0	N/A	66	50	32.0
850,000-899,999	22	15	46.7	103	90	14.4	850,000-899,999	4	3	33.3	90	77	16.9
900,000-949,999	4	2	100.0	30	31	-3.2	900,000-949,999	1	1	0.0	28	27	3.7
950,000-999,999	15	11	36.4	58	41	41.5	950,000-999,999	0	2	-100.0	48	36	33.3
1,000,000-1,099,999	7	7	0.0	32	26	23.1	1,000,000-1,099,999	1	4	-75.0	23	21	9.5
1,100,000-1,199,999	15	12	25.0	58	44	31.8	1,100,000-1,199,999	0	0	0.0	47	39	20.5
1,200,000-1,299,999	11	11	0.0	55	52	5.8	1,200,000-1,299,999	1	4	-75.0	43	50	-14.0
1,300,000-1,399,999	3	13	-76.9	30	45	-33.3	1,300,000-1,399,999	0	2	-100.0	19	37	-48.6
1,400,000-1,499,999	6	7	-14.3	18	22	-18.2	1,400,000-1,499,999	1	1	0.0	13	19	-31.6
1,500,000-1,599,999	5	3	66.7	12	15	-20.0	1,500,000-1,599,999	1	0	N/A	9	15	-40.0
1,600,000-1,699,999	3	2	50.0	9	7	28.6	1,600,000-1,699,999	0	0	0.0	8	5	60.0
1,700,000-1,799,999	2	3	-33.3	7	8	-12.5	1,700,000-1,799,999	0	1	-100.0	5	5	0.0
1,800,000-1,899,999	2	0	N/A	7	1	600.0	1,800,000-1,899,999	1	0	N/A	7	1	600.0
1,900,000-1,999,999	5	6	-16.7	12	9	33.3	1,900,000-1,999,999	0	0	0.0	7	9	-22.2
2,000,000-2,249,999	2	2	0.0	8	8	0.0	2,000,000-2,249,999	1	0	N/A	6	6	0.0
2,250,000-2,499,999	4	1	300.0	8	13	-38.5	2,250,000-2,499,999	0	1	-100.0	6	11	-45.5
2,500,000-2,749,999	5	3	66.7	7	5	40.0	2,500,000-2,749,999	0	0	0.0	4	3	33.3
2,750,000-2,999,999	3	1	200.0	5	3	66.7	2,750,000-2,999,999	0	0	0.0	4	3	33.3
3,000,000-3,249,999	0	0	0.0	0	3	-100.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	2	2	0.0	4	2	100.0	3,250,000-3,499,999	0	0	0.0	2	2	0.0
3,500,000-3,749,999	2	0	N/A	3	0	N/A	3,500,000-3,749,999	1	0	N/A	3	0	N/A
3,750,000-3,999,999	0	1	-100.0	2	2	0.0	3,750,000-3,999,999	0	0	0.0	1	1	0.0
4,000,000-4,249,999	2	1	100.0	3	2	50.0	4,000,000-4,249,999	0	0	0.0	2	2	0.0
4,250,000-4,499,999	1	0	N/A	1	2	-50.0	4,250,000-4,499,999	0	0	0.0	1	1	0.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A	4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	0	0	0.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	5	2	150.0	6	3	100.0	5,000,000+	0	0	0.0	5	2	150.0
Totals	692	540	28.1	4750	5030	-5.6	Totals	129	216	-40.3	4283	4698	-8.8

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Thursday, January 05, 2023 9:54 AM.

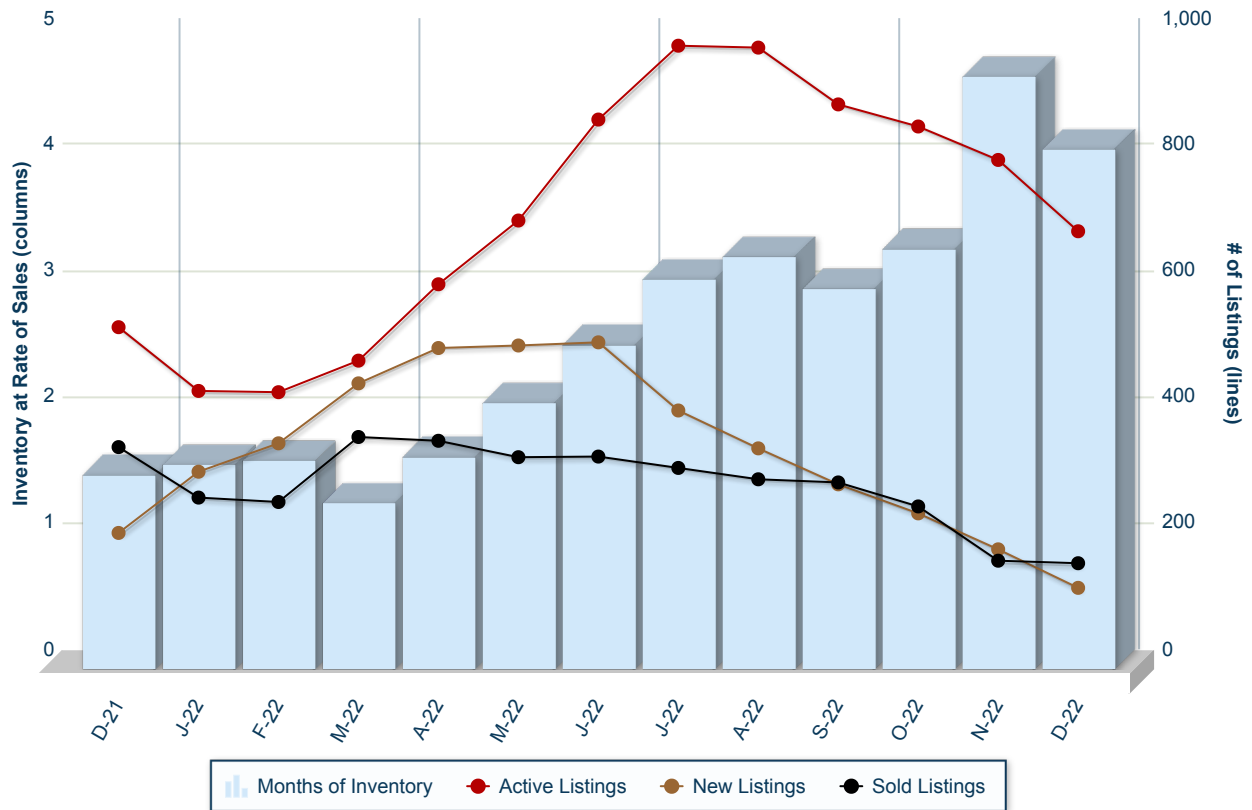
Jackson Co Year Over Year Comparison

Activity between 12/1/2022 and 12/31/2022

Residential																								
City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Applegate	6	5	-16	1	1	0	1	0	-	1	0	-	350,000	0	-	350,000	0	-	350,000	0	-	93	0	-
Ashland	126	144	+14	24	24	0	30	21	-30	51	23	-54	29,409,162	12,617,400	-57	576,650	548,582	-4	537,500	513,000	-	97	98	+1
Central Point	76	69	-9	32	8	-75	27	15	-44	37	16	-56	15,291,571	8,246,500	-46	413,285	515,406	+24	366,000	371,500	+1	99	98	-1
Eagle Point	84	73	-13	29	9	-68	24	7	-70	26	17	-34	11,626,605	7,715,667	-33	447,177	453,862	+1	408,250	445,000	+9	99	96	-3
Gold Hill	19	26	+36	3	3	0	5	4	-20	13	4	-69	5,868,150	1,324,400	-77	451,396	331,100	-26	475,000	349,450	-	97	100	+3
Medford	294	312	+6	95	51	-46	123	66	-46	157	68	-56	69,077,987	32,771,270	-52	439,987	481,930	+9	395,000	425,500	+7	99	97	-2
Phoenix	6	17	+183	0	6	+	2	3	+50	4	3	-25	1,624,800	1,026,756	-36	406,200	342,252	-15	417,450	375,000	-	100	100	0
Rogue River	34	43	+26	5	7	+40	9	8	-11	12	6	-50	7,691,000	2,112,000	-72	640,916	352,000	-45	570,000	361,000	-	98	96	-2
Shady Cove	16	22	+37	1	3	+200	1	1	0	8	5	-37	2,954,485	1,077,000	-63	369,310	215,400	-41	363,750	233,000	-	99	95	-4
Talent	24	37	+54	7	5	-28	6	3	-50	12	7	-41	5,911,399	3,200,000	-45	492,616	457,142	-7	502,250	445,000	-	99	99	0
White City	25	32	+28	9	4	-55	12	7	-41	11	9	-18	4,286,900	3,233,640	-24	389,718	359,293	-7	350,000	329,000	-	97	99	+2
Totals	710	780	+10	206	121	-41	240	135	-44	332	158	-52	154,092,059	73,324,633	-52	464,133	464,080	0	409,500	416,995	+2	99	98	-1
Grand Totals	710	780	+10	206	121	-41	240	135	-44	332	158	-52	154,092,059	73,324,633	-52	464,133	464,080	-0	409,500	416,995	+2	99	98	-1

Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Thursday, January 05, 2023 10:01 AM.

Jackson Co Inventory for 12/1/2021 - 12/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2022	694	129	168	4.13
Nov - 2022	807	190	172	4.69
Oct - 2022	860	247	258	3.33
Sep - 2022	895	293	296	3.02
Aug - 2022	985	350	301	3.27
Jul - 2022	988	410	319	3.10
Jun - 2022	871	518	337	2.58
May - 2022	711	513	336	2.12
Apr - 2022	610	509	362	1.69
Mar - 2022	489	453	368	1.33
Feb - 2022	439	358	265	1.66
Jan - 2022	441	313	272	1.62
Dec - 2021	542	216	352	1.54

Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Thursday, January 05, 2023 9:58 AM.

Keybox Activity Report

Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Sep 21	Sep 22	Change
	5035	4604	-8.6%

